



## **PRIVATE DEVELOPMENT PROJECTS - (last updated March 2019):**

### **A. Pre-Application / Planning Phase:**

- 1. Commercial: Mountain Valley Shopping Center:** Preliminary 2-lot short plat application at Mountain Valley Shopping Center (undeveloped ground west of current shopping center). Preliminary plat approved May 2017. Little progress since.
- 2. Commercial:** Tesla EV Charging Station: Proposal to install 13 supercharger posts at SW Corner of Outlet Mall. Building permit submittal under review.
- 3. Commercial:** Pearl & Stone Winery: New winery located at Old Millwork building. Public Works, CED and Building department working with applicant to develop tenant improvements and pretreatment requirements for disposal of winemaking wastewater.

### **B. Engineering / Permitting Phase:**

- 4. Multi-Family Residential – Dahlgren (Shelter Holdings) 212-Units:** 2<sup>nd</sup> Round Engineering Submittal made 12/07/2018. 2<sup>nd</sup> round engineering review complete 3/14. Awaiting engineering plan resubmittal. City staff have ok'd early clearing and grading permit issuance for this project once TESC plan review is complete along with appropriate bonding and NPDES permit.
- 5. Commercial / Municipal - King County LOOP Facility:** 1<sup>st</sup> round engineering comments returned to applicant in August 2017. Project is moving forward with an architectural redesign that is closer to meeting City design standards. Site plan submittal comments returned to applicant November 2018. 2<sup>nd</sup> round engineering anticipated under review and expect approval in next 2 months.
- 6. Single Family Residential - Maloney Estates (Denny Fury) 23-lot Plat:** 1<sup>st</sup> round engineering review is complete and provided to applicant on June 5, 2017. City is awaiting resubmittal from applicant. Applicant informed City that engineering resubmittal will be occurring within next month.

- 7. Commercial – Tanner Electric Substation:** 2<sup>nd</sup> round site plan review completed and sent to applicant's civil engineer. Applicant resubmitted 4/5/2019. Engineering plan review underway.
- 8. Commercial - Snoqualmie Valley Athletic Association (SVAA):** 2<sup>nd</sup> round engineering plan submittal by applicant occurred on August 8, 2017. 2<sup>nd</sup> round engineering review comments were issued by City on September 19, 2017. Applicant has approached the City about formation of a ULID.
- 9. Multi-Family Residential – River Run Apartments:** 128 apartment units located at NE corner of 436<sup>th</sup> Ave SE and SE 136<sup>th</sup> Street. Full roundabout drawings were submitted in May 2018 and are currently under review. Development Agreement approved and anticipating resubmittal within next month. Project will likely begin construction in 2019.
- 10. Single Family Residential – Sunrise View 19-lot Plat:** Connor Homes is currently underway with clearing, grading, and utility installation.
- 11. Multi-Family Residential - Klausung Duplex (Cade Vu Phase I):** New 2-unit duplex addition to existing 2-unit duplex located on Park Street. Developer has obtained clearing and grading and building permits and is planning construction in 2019 following preliminary binding site plan approval of Phases 2 & 3.
- 12. Multi-Family Residential - 3<sup>rd</sup> Street Cottages (Paragon 5):** 3-unit cottage project located at 325 3<sup>rd</sup> Street. Final engineering approval and DEA anticipated first quarter 2019. Applicant recently informed City that project is continuing to move forward and provided final engineering drawings,
- 13. Single-Family Residential - Smith 2-lot Short Plat:** Preliminary Short Plat application was received by City in April 7, 2017. 1<sup>st</sup> round engineering comments sent to applicant January 2018. Project is near preliminary plat and engineering approval. Anticipate construction in 2019.
- 14. Commercial - 212 West 2<sup>nd</sup> Street Parking Lot:** Site plans and preliminary engineering plans have been submitted to construct a new parking lot at this address. Parking lot will serve the existing commercial building east of the site.
- 15. Commercial - Pacific Pride DEF tank:** Building and clear & grade permits issued November 2017. Applicant has put project on hold due to concerns regarding Gateway Project but recently informed City that project will be moving forward in first to second quarter 2019.
- 16. Commercial - Rainier Asphalt VCA:** Voluntary compliance engineering submittal deemed incomplete September 2017. Resubmittal occurred late December 2017. Applicant informed City that they recently purchased the adjacent property and wish to build an

office building. City held pre-application review to determine if it makes sense to combine both projects and applicant is currently reviewing options.

- 17. Commercial – Mountain View Christian Church:** Site plan review complete and comments to be sent out soon. Currently working through floodplain issues associated with the building plans. Expecting engineering plan submittal soon.
- 18. Commercial - Sphalerite Technology:** 1,800 square foot pre-engineered building located at 45401 SE North Bend Way. Erik Anderson is applicant. Full engineering plans submitted June 2018 and comments returned to applicant December 2018. Plans were resubmitted April 2019.
- 19. Single Family Residential - Plana Residence:** 3,900 square foot home with 2,597 sf driveway located at XXX Sidney Avenue. Because project has >5,000 of new or replaced impervious surfaces, this project is subject to full drainage review. Awaiting resubmittal.
- 20. Single Family Residential – Cade Vu Divisions II & III 23-Units:** Project located near intersection of Park Street and North Bend Way. Resubmittal for binding site plan submitted November 2018 and SEPA DNS was issued early January 2019. Preliminary binding site plan approval will occur late April 2019. Anticipate engineering submittal early 2019 with target date for construction late summer 2019.
- 21. Residential – Brett Residence Addition:** Major addition to existing home located north of EJ Roberts Park on 6<sup>th</sup> Street. Engineering and frontage improvements triggered by valuation of project however, recent code and policy changes may exempt project. Project resubmitted November 2018.
- 22. Residential – Crawford House:** New single-family residential home located on 10<sup>th</sup> and Ballarat. Project currently under review and is hoping to construct summer 2019.
- 23. Municipal – Tollgate Trail Extension:** Construction underway.
- 24. Residential – Magnusson Watermain Extension:** 3<sup>rd</sup> round engineering review is complete. Plans ready for signing. DEA approved by Council in June 2018. Awaiting project bonding before scheduling preconstruction meeting.
- 25. Residential – Holland 12-lot Plat:** Project site is located at 910 Maloney Grove Avenue just south of the East Grove subdivision. SEPA currently in public comment period. Hearing scheduled for end of May.
- 26. Residential – Grandma 3-lot Short Plat:** 3-Lot preliminary short plat located adjacent to the Tannerwood neighborhood on Eagles Nest Place. Preliminary plat approved early Summer 2018 and engineering is currently under review.

- 27. Residential – Gaub 2-lot Short Plat:** Preliminary short plat located at the end of SE Tanner Road. Owner wishes to extend sewer through Toll Tanner Subdivision and has obtained easement agreements with Toll Brothers. Purpose of short plat is to create a separate lot for existing large ADU and downsize property for retirement purposes. Sewer was recently constructed in conjunction with Toll Tanner Road Subdivision Phase I infrastructure improvements.
- 28. Residential – Tree Farm 60-Lot Plat:** Letter of completeness issued 12/13/2018. Design issue related to storm drainage has been resolved. Awaiting 2<sup>nd</sup> round preliminary plat submittal.
- 29. Municipal – North Bend Elementary Portable Addition:** Addition of 6 new portables at North Bend Elementary School. Full engineering to be submitted April 2019.
- 30. Residential – Ichijo USA 42-lot Plat:** Proposed LID plat is located east of Wood River at City's east boundary. Project has difficulty obtaining water certificates.
- 31. Residential – Kester Singe Family Residential:** Single family residential located just south of the Crown Tree Farm. Remove existing residence and construct new home. Permit drawings nearly finalized. Expect construction summer 2019.
- 32. Residential – Brett Roberts Duplex:** Duplex project located on 2<sup>nd</sup> street between Janet and Downing. Project will remove existing single-family residence and construct a new duplex. Applicant will be responsible for paving approximately half of the alley and provide a storm outlet from the alley to 2<sup>nd</sup> street which will greatly improve the drainage problems in the existing alley. Engineering and building plans are currently under review.
- 33. Commercial: Volition Brewery:** Construction of new brewery at existing Glazier building at 112 North Bend Way. Applicant is working with the City to upgrade the alley for seating and pedestrian access. Applicant is also working with the City to provide adequate pretreatment of brewery waste-water to ensure that treatment plant is protected. Tenant improvements are currently under construction.
- 34. Residential – 1340 Hemlock Code Violation:** Contractor installed a 5' tall retaining wall above a 6' tall rockery without a building permit, structural design, or geotechnical recommendation. Awaiting submittal of geotechnical report. Wall may need to be relocated or removed out of a 1:1 plane of the rockery below.

#### **C. Infrastructure Construction / Inspection Phase:**

- 35. Commercial - New Sky Hotel (Marriott):** Engineering plans resubmitted April 1<sup>st</sup>, 2019. Engineering plan review underway. WSDOT review of improvements in Bendigo underway since January.

- 36. Single-Family Residential - Tanner Falls (JDH) 48-lot Plat:** Site development permits were approved November 2018 and project is currently under construction. SE 140<sup>th</sup> frontage improvements are first order of construction.
- 37. Commercial – Main & Park Commercial Building:** New building housing future coffee shop and Frankie’s Pizza at the Huxdotter Coffee/Carwash site. Engineering plans approved mid-November 2018 and construction is currently underway.
- 38. Residential – Baker Single Family Residential:** Single family residential project located at Lot 3 of the Isbell Short Plat. Permit drawings currently under construction and near completion.
- 39. Residential - Cedar Landing (Quadrant Homes) 124-lot Plat:** Clear & Grade (full site development) permit issued August 29, 2017. Lift station currently under construction, anticipated online and testing, January 2019. Offsite walkway to Opstad was constructed during summer 2017 and is currently available for pedestrians. Final curbing, stabilization, signage and tree planting along walkway to occur summer 2019. Construction of sewer in Stilson was completed January 2018. Phase 2 is currently under construction. Phases 1 & 3 final plat approved by Council January 2019. Lift station to serve sewer service to plat near completion.
- 40. Residential – Cedar Landing (Quadrant) Phase 3 15-lot Plat:** Site development permit was issued April 2018 and project has been undergoing construction in conjunction with Phase I Cedar Landing. Final plat was approved by Council January 2019
- 41. Mixed Use - Phoenix Plaza (Explosion Site):** Construction underway. Underground utility construction mostly complete. Watermain construction underway. Building walls currently under construction.
- 42. Residential – Toll Brothers / Murray Franklyn 156–lot Plat (Riverside at Tannerwood):** Phase I site development permit issued December 2018 and plat infrastructure is currently under construction. Phase II anticipated May 2019. Phase III which is owned by Riverside at Tannerwood, LLC, under the direction of Murray Franklyn, obtained site development approval in May 2018 and construction is near completion with homes being built.
- 43. Residential - Mountain View Estates (West Grove) 11–lot Plat:** Final Plat approval issued week of 3/18. Remaining items to complete include final lift of pavement, striping, bill of sale and recording of an easement.
- 44. Commercial – Genie Industries Lot Paving:** Phase I site infrastructure and storm drainage appears close to complete. Discussions have begun about completing phase II.

- 45. Residential – Kozodoy Rachor Place:** New single family residential located on Rachor Place on existing vacant short-platted lot (Laasko Short Plat). Engineering and building approved October 2018 and is currently under construction.
- 46. Municipal – Meadowbrook Farm Trail:** Construction began late Summer 2018 and is currently dormant for winter months. Work will continue in Spring.

**D. Building Construction / Inspection Phase:**

- 47. Commercial - Chinook Lumber:** Clear & Grade Permit issued October 3, 2017. Clearing and construction began late November 2017. Building permit issued January 2018 and was received by applicant February 2018. Project is currently under construction with building having constructed roof. Frontage improvement construction nearing completion. Anticipate occupancy May-June 2019.
- 48. Residential - River's West 5-Unit Cottage Development:** Clearing and Grading Permit was issued in August 2017. Home construction underway. Major pipe belly identified in new sewer main. Sewer would have gone septic and potentially overflowed onto private property or the street. Developer required to remove and replace 90 feet of sewer main to meet code requirements. City will allow a pipe belly of  $\frac{1}{4}$ " maximum. Pipe bellies were 3", 12 times maximum allowed per code. Due to high groundwater, this will require a two-week street closure.
- 49. Residential – JDH Orchard Apartments:** 43 apartment units proposed on parcel south of North Bend Way along Orchard Avenue. Building construction underway. Still need to complete punch list inspection (civil), asbuilts, and Bill of Sale for public infrastructure improvements.
- 50. Commercial – Tanner Electric Headquarters:** Construction underway.
- 51. Residential - Maloney Grove 13 East Grove (Polygon) 13-lot Plat:** Home construction underway. Awaiting punch list completion, asbuilts, and Bill of Sale. Final lift of pavement will be scheduled once a weather window opens up.
- 52. Commercial - Snoqualmie Youth Activity Center (Dunlap Dev. Co.):** Construction underway but will be paused soon. SVYAC still needs to gather finances to construct building.
- 53. Residential - River Glen (Pulte Homes) 105-lot Plat:** Almost all building permits have been issued. Several punch list items and asbuilts remain to be completed. \$500k of performance bond in place.

- 54. Residential - Ranger Station Cottages 55-lot Plat (JDH):** Final Plat was approved November 2016. Many building permits have been issued and homes constructed. Now awaiting remaining punch list, as-builts, and Bill of Sale.
- 55. Residential - Cedar Falls South (JDH) 30-lot Plat:** Sitework is complete with exception to some minor items bonded for. Final Plat approval occurred December 2017. Awaiting punch list completion, asbuilts, and Bill of Sale.
- 56. Residential – Harjeet Sanai Residence:** Single family residential project located at Lot 1 of the Isbell Short Plat. Permits issued early February 2018 and construction is ongoing and near completion.

**E. Maintenance Bond / Bill of Sale / Project Close-out Phase:**

- 57. Commercial – Two Rivers School new portables:** Construction completed. Punch list provided to school district on 10/6/2017. Some sidewalk/curb replacement required.
- 58. Residential - Miner’s Ridge (JDH) 24-lot Plat:** Completed.
- 59. Residential - Cottages at North Bend (Polygon) 37–lot Plat:** Project closeout and final punch list items remain. Asbuilts submitted 11-19-2018. Awaiting punch list completion and Bill of Sale.
- 60. Residential - Si View Estates (RAD Dev.) Phase II 4–lots:** Completed.
- 61. Residential - Cedar Falls 142-Lot (Polygon):** Project closeout and final punch list items remain. Asbuilts submitted 11-19-2018. Awaiting punch list completion and Bill of Sale.

**F. Dormant Phase:**

- 62. Residential – Bergstrom ADU:** Side sewer permit and sewer concurrency issued January 2, 2018. Construction ongoing and near close-out.
- 63. Residential - Tanner Lane Apartments (Tim Cowin):** Awaiting resubmittal by applicant.